

SENATE BILL 3381

By Marrero B

AN ACT to amend Tennessee Code Annotated, Title 29,  
Chapter 34, Part 2; Title 39; Title 40 and Title 66,  
relative to domestic abuse victims.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 29, Chapter 34, Part 2, is amended by  
adding the following as a new section:

§ 29-34-208.

Notwithstanding any other provision of law to the contrary, a tenant of  
rental property shall have a civil cause of action against the lessor of that  
property for actual damages and punitive damages resulting from the lessor  
preventing the tenant from altering or ending a rental agreement between the  
lessor and tenant-victim if, during the term of the rental agreement, the tenant is  
the domestic abuse victim as defined in § 36-3-601, aggravated rape as defined  
in § 39-13-502, rape as defined in § 39-13-503, or stalking, aggravated stalking  
or especially aggravated stalking as defined in § 39-17-315, and the tenant is  
attempting to alter or terminate such agreement for the purpose of moving the  
tenant's residence to a safer location, including, but not limited to, a domestic  
violence shelter or the residence of a family member of such tenant.

SECTION 2. This act shall take effect July 1, 2010, the public welfare requiring it.